



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/22/2013

TO: PW

FROM: Schani Siong- Coastal Team/ Development Review

SEP 4 2013

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2013-00013 COAL13-0072 DECKER- Lot line adjustment between two parcels creating one parcel of 340.40 acres and one parcel of 285.69 acres. Project site located Monte Cristo Place in Cambria. APN: 013-181-020 and 013-201-046.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

☒ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

MAP does not comply w/ 21.02.030
see attached comments

Date 9/18/13

Name TRION

Phone x 52105

ATTACHMENT 4

21.02.030 Lot Line Adjustment Check List

for project number

COAL 13-0072

Status	Item
<input checked="" type="checkbox"/>	Title Report
<input checked="" type="checkbox"/>	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
<input checked="" type="checkbox"/>	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
<input type="checkbox"/>	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
<input type="checkbox"/>	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
<input type="checkbox"/>	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
<input type="checkbox"/>	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
<input type="checkbox"/>	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
<input type="checkbox"/>	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
<input type="checkbox"/>	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
<input checked="" type="checkbox"/>	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
<input type="checkbox"/>	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
<input type="checkbox"/>	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
<input type="checkbox"/>	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
<input type="checkbox"/>	Map information. A north arrow and scale and a vicinity map.
<input type="checkbox"/>	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
<input type="checkbox"/>	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable O = Requires Compliance ✓ = Complied

COAL 13-0072 SUB 2013-0013

Public Works Dept Referral Response 09/18/2013, Doug Rion

Map Comments

Dimensions shown on map are not indicated as being of record, calculated or measured. The southeasterly boundary of Parcel 2 of 38-PM-25 on the LLA map does not agree with the boundary shown on 38-PM-25.

Official road name is Monte Cristo Road Place

Lot lines to be eliminated are not identified by written notation or by legend.

The lot areas of all existing parcels are not identified or listed.

The owner name shown for APN 13-201-046 is not as listed in the preliminary title report.

Remove "Tentative Map" from map title. Correct title is "Lot Line Adjustment Map"

Map boundaries appears to include APN 13-201-045 however that parcel is not listed on the application or noted on the map as being included in the adjustment. If only that portion of Parcel B identified by APN 13-201-046 is included, the property description within the map title block needs to be revised accordingly.

Map symbols not defined in a Legend. (see "W" in center of map)

Easterly boundary of 13-181-020 is bordered by 13-171-023, not State Hwy 1 right of way as map indicates.

Map north arrow is oriented incorrectly relative to bearings shown on the map.

Easements listed in the preliminary title report #4001-4412894 dated 5/25/13 are not shown or listed on the map, see items #8, 10, 13, 15, 18, 23.

Westerly boundary of 13-181-020 is defined by the mean high tide line according to 38-PM-25. A mean high tide line would be defined by a contour line (constant elevation) however the boundary as shown traverses approximately 40+/- feet in elevation based on the contour lines shown on the map.



ATTACHMENT 4
COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: September 30, 2013

TO: Schani Siong, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *JA*

SUBJECT: Decker Lot Line Adjustment SUB2013-00013 (1712)

Comments

The applicant proposes to reconfigure two existing parcels of 340.40 and 285.69 acres each to create two parcels of 340.40 and 285.69 acres each. The project site is located on Monte Cristo Place, south of Cambria. The project site has historically been used for grazing and is under a Williamson Act contract. The lot line adjustment for an equal exchange of 4.73 acres is requested to provide a greater setback from the property line for existing development.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations. In addition, the Planning Department indicated Williamson Act lot line adjustment findings could be made.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

ATTACHMENT 4



{In Archive} Decker New Project Referral
Robinson, Daniel@Coastal

to:

ssiong@co.slo.ca.us

09/12/2013 02:21 PM

Hide Details

From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>

To: "ssiong@co.slo.ca.us" <ssiong@co.slo.ca.us>

History: This message has been replied to and forwarded.

Archive: This message is being viewed in an archive.

Hi Schani,

Just a quick comment about this project if it's not too late.

This applicant was in for a permit which got approved a few months ago and not sure how this would affect that permit. Does it? Does it allow more space for future development? Looks like it is in the same area, albeit a little south, of where the new home will be built, correct?

In the NPR, we see the reasoning behind this proposed LLA is "even exchange of land to make it more usable", but what does this mean in detail? It should be clearly defined in the NOFA. It is helpful with LLAs to have a clear understanding of why the applicants are proposing something, whether it is e.g. better access for their driveway, conflict resolution, habitat protection, future development, other, etc.

Lastly, while it looks like an even or equal exchange of land, LUP Policy 2 (and CZLUO Section 23.04.024) require the County to make a finding that the proposed project can be found to "maintain or enhance agricultural viability" or to maintain "existing or potential agricultural productivity" or to maintain "existing or potential agricultural capability." Please ensure that this analysis is undertaken in this regard.

Thanks and let me know if you have any questions,

Daniel



P.O.Box 533
Cambria, CA 93428
(805) 927-1934

October 31, 2013

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA 93408

RE: SUB2013-00013 COAL 13-0072 DECKER (AG) APN: 013-181-020 and 013-201-046
Lot line adjustment between two parcels creating one parcel of 340.0 acres and one
parcel of 285.69 acres. Project site located Monte Cristo Place in Cambria.

The North Coast Advisory Council met on October 15, 2013 and approved this project with
no conditions.

Yours truly,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is positioned to the right of the "Yours truly," text.

Claudia Harmon Worthen
Chairperson NCAC

CHW/lh